

**ACTION:** Findings made and project approved subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show/include:

1. A minimum twelve-foot (12') front yard setback off Grand Avenue.
2. Hours of construction being limited to Monday through Friday from the hours of 8 a.m. to 5 p.m.
3. A note on the plans that construction vehicles park on site whenever possible.

E. **APPLICATION OF VADIM HSU, AGENT FOR MICHAEL & PATRICIA HERENDEEN, 924 JIMENO ROAD, APN 029-052-009, E-1 ONE-FAMILY ZONE(MST2005-00672)**

The project site is currently developed with a single family residence and garage. The proposed project involves a major remodel, 518 square feet of basement addition, 129 square feet of first floor addition, 695 square feet of second floor addition, a new two-car garage, and 711 square feet of new balconies and decks. A Modification is required to permit first floor additions and an exterior stairwell to be located within the required ten-foot (10') interior yard setback (SBMC 28.15.060).

This project was subject to review by the Architectural Board of Review (ABR) pursuant to SBMC §22.68.

**ACTION:** Findings made and project approved subject to the condition that all plans submitted for building permits in conjunction with the approval of this modification shall show/include:

1. The addition observing the existing six-foot (6') interior yard setback. No portion of the addition, which is located within the ten-feet (10') of the property line, shall have any openings.
2. No portion of the lower level, located within the required interior yard setback, being converted to habitable space.